

Weare Open Space Committee
Minutes
July 24, 2007
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In attendance were: Andrea Alderman, John Ciampi, Steve Najjar, and George Malette.

Chairman Najjar called the meeting to order at 7:05 PM.

Minutes of 6-26-07: The committee reviewed the draft version of last month's minutes, and the following changes were made: under the heading Hawkes Property, 3rd line down, strike *countered by saying* and replace with *informed the Committee that*. George made motion to amend the minutes as proposed, and Andrea 2nd. All voted in favor, and the motion carries.

Land Contact list: Steve updated the land contact list by deleting those that have been inactive for some time, and adding new information to those remaining on list. Steve encouraged the Committee members to "feel free" to update the list as new information becomes available.

Update on Current land Contacts:

- Bob Bailey – Scott Heath will start the appraisal in August.
- Shawn Hawkes – Has met with Scott Dickman yesterday (6-23-07), and the actual appraisal will begin in October. Steve spoke about a Federal law in which Shawn's grandfather's (Rod) land needs to be appraised also because of family involvement that is tied in with financial considerations. As a result, Shawn has been speaking with Rod which, as Steve surmised, could become a more complication issue. Andrea added that Shawn's property abuts the Wood Conservation site.
- Mark and Mary Pinard – Steve contacted Mark who indicated he was okay with Scott Heath handling the appraisal. Steve mentioned that Margaret Watkins (PWA) hasn't yet contacted the Pinard's, so a subtle reminder to her may be needed.
- Linda Hall – Andy Fulton, Conservation Commission chair, is handling this contact. Andrea mentioned that a public hearing to purchase her land is slated for the August Conservation Commission meeting, and the public notice will be in tomorrow's Union Leader.
- Silvia Pope – Steve mentioned that follow up contacts with the Committee and Margaret Watkins should happen soon. Pat Myers has been contacting her, and also a site still needs to be arranged.
- Fred Shaduck – Steve received a call from him recently and he has 25 acres on Rt. 149. Further contact with this land contact is pending.
- Mike McKevitt – John related to the members that he will try and make contact with Mr. McKevitt, but to date he hasn't returned John's call.

- Brown – Steve relayed there is a possibility of receiving more funding for this contact, aside from the already promised Federal farm funding. Carol Hall, of the Russell Foundation is involved with this contact.
- Frank Farmer – The Committee has been having a difficult time contacting him. Andrea mentioned that two site walks were scheduled for his property, but both dates fell through, and apparently Mr. Farmer hasn't returned any attempted contacts with him. Steve suggested moving this contact to the inactive file.
- Steiner – Pat and Andrea are slated to site walk the property on August 2.
- Ray Banks – Needs to be contacted and to site walk his property.

Site Walk Reports: George broached this subject by stating the importance of detailed site walk reports, to which Andrea underscored this sentiment by stating these reports can also be utilized to support the case for purchasing certain properties.

General Discussion: Discussion centered on the most advantageous and expedient way to present the purchasing of properties to the voters. Andrea suggested partitioning off blocks of land throughout Town so that the voters can vote for some properties while rejecting others if they decide not to accept the entire package, which would prevent an all or nothing scenario. Steve added that the properties could also be presented individually. Steve feels that with some properties, a now or never framework exists, for instance, the Bailey land. Steve also feels there is a good possibility of a bargain sale with the Hawkes piece since there now exists a limited "window of opportunity" to take advantage of a Federal tax law. Steve stated that if the negotiating with the Hawkes contact becomes too involved, Paul Doscher or Margaret Watkins could assist with the bargaining process.

Letter from Mike Boyko: Steve read an e-mail from Mike imparting that there is a property for sale on Tiffany Hill Rd. which is the old Mitchell place, a 45 acre tract of land that stretches down to Lake Horace. The property is now owned by John Crowl Trust. The asking price is \$225,000.00, or \$5,000.00/acre. If this property doesn't become protected, it could develop into a 10 lot subdivision.

Strategy: Enough information will soon be available to proceed with the Steiner, Bailey, Pinard, and Hawkes properties, which should be the prime focus. Steve pointed out that the Bailey and Pinard properties are of special importance because they would aid in protecting the Perkins Pond wildlife area. In September or October Steve wants to have all pertinent data gathered and make some final decisions concerning these properties. Steve sorted the properties according to type of sale: *Hawkes*, either an outright purchase or an easement; *Bailey*, a purchase; *Pinard* an easement; and *Steiner* a purchase. Steve commented these 4 contacts are the furthest along. Steve noted that he would like a land trust, for example PWA, to take lead on the Silvia land contact. He also mentioned he believes the Mildred Hall Advisory Trust would be supportive toward the purchase of the Hawkes land because it is an abutting property. John raised the specter there are only some 2 months to make strategy for next year's warrant articles. Discussion of strategy on the Steiner piece began. He has 38.1 acres and is assessed for \$105, 017.00 which

comes out to \$2,760.00/acre. It is planned to ask Mr. Steiner if he wants to proceed to an appraisal, and if he would agree to lower his price, possibly a bargain sale. Some discussion was bandied about as to best way to present the warrant articles to the voters in March. On another note, George informed the Committee of a recent State law requiring all developers to complete a rare species form before meeting with the Planning Board. John mentioned a Bruce Farr contact, to which Steve related this contact was presented previously but to date no connection has been made. Mr. Farr owns 33 acres in current use, valued at \$87,000.00.

Adjournment: John made motion to adjourn, and George 2nd. All voted in favor, and the meeting adjourned at 8:05 PM.

Submitted as a True record,

John Ciampi
Recording Secretary

cc: BOS
Files
Town Clerk
Tina Pellitier